RESOLUTION NO. 6910

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DESIGNATING THE FAIR-HOPE BUILDING AT 800-802 FAIR OAKS AVENUE AS A CULTURAL HERITAGE LANDMARK (LANDMARK NO. 49)

WHEREAS, Section 2.73A-14 of the South Pasadena Municipal Code Ordinance #2004 (commonly known as the "Cultural Heritage Ordinance") authorized the Cultural Heritage Commission ("the Commission") to recommend to the City Council the designation of appropriate properties as landmarks; and

WHEREAS, a duly prepared nomination form has been prepared and submitted by the Cultural Heritage Commission to register the house located at 800-802 Fair Oaks Avenue as a landmark; and

WHEREAS, the research and documentation proved by Commission members Glen Duncan and John Lesak amply demonstrate the qualifications of the property for landmark designation; and

WHEREAS, the Commission has complied with the applicable provisions of Subsection (a) (3) "Designation Procedure" of the above Ordinance Section in that it visited the site, attempted diligently and in good faith to meet with the property owner, mailed notices, held a duly noticed public hearing, received public comment; and

WHEREAS, the accredited architectural historian recently determined in a report that the house appears eligible for listing on the National Register of Historic Places; and

WHEREAS, the Commission made findings of fact based on the nomination and supporting materials and the information and testimony provided by the public pursuant to Subsection (a) (2) "Designation Criteria" of the above Ordinance Section, as follows:

a. ***Its character or interest or value as a part of the heritage of the community;*** The Fair Hope Building is one of the few remaining early twentieth century structures in South Pasadena's Fair Oaks corridor. Built in 1911, it was one of the largest and most significant commercial buildings erected on what was then called Palermo Avenue. Originally the ground floor was used as and automobile garage and a retail dairy depot. The South Pasadena Masonic Lodge occupied the second floor.

Well served by the Pasadena Electric "Red Cars," the stretch of Palermo Avenue between Monterey Road and State Street sported a mix of fine homes and commercial structures.

Over the next fifteen years, before Fair Oaks Avenue was designated part of U. S. Highway 66, many commercial buildings were added to the bustling streetscape. Most were one and two-story structures with retail stores and automobile dealerships and services on the first floor and offices or residences on the second floor. The streetscape also included theaters and other entertainment uses (the Ritz Theater was located just to the south of the Fair Hope Building).

d. ***Its exemplification of a particular architectural style of an era of history of the city;***
As noted in the 2003 South Pasadena Historical Resources Survey update by PCR, the Fair Hope building "incorporates characteristic elements of the Classical revival style as applied to commercial buildings in the first decades of the twentieth century (flat roof with parapet, brick construction, Doric pilasters, and recessed fenestration)."
Only moderately altered, the building retains sufficient integrity to convey its historic significance and turn-of-the century character.

e. ***Its exemplification of the best remaining architectural type in a neighborhood;***
The Classical Revival Style building, with its white glazed brick front façade and Doric pilasters on front and north facades, is unique to the South Pasadena Fair Oaks corridor.
All other examples of this architectural type that were built in the early twentieth century have been far too altered to convey that design motif.

WHEREAS, the Commission findings included a determination that the house has an extremely high degree of integrity; and

WHEREAS, based on the evidence presented in the application materials, the designation being categorically exempt from the California Environmental Quality Act, sub-committee research, on-site inspection and public testimony, the Cultural Heritage Commission voted to recommend designation of this property on November 16, 2006 and forwarded the recommendation to the City council; and

WHEREAS, the City Council held a public hearing on the proposed designation on December 20, 2006 and received public testimony.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council approves the designation of 919 Columbia Street as an Official South Pasadena Historic Landmark.

SECTION 2. The City Council directs the City Clerk to file the appropriate designation with the office of the Los Angeles Registrar-Recorder/County Clerk.

PASSED, APPROVED AND ADOPTED ON this 20th day of December, 2006.

Philip C. Putnam, Mayor

ATTEST:

Sally Kilby, City Clerk

APPROVED AS TO FORM:

Richard Terzian, Esq., Interim City Attorney

I HEREBY CERTIFY the foregoing resolution was duly adopted by the City Council of the City of South Pasadena at a regular meeting held on the 20th day of December, 2006, by the following vote:

AYES:	Cacciotti, Margrave, Stamps, Ten and Mayor Putnam
NOES:	None
ABSENT:	None
ABSTAINED:	None

Sally Kilby, City Clerk